

No. RB/CNV/BAR/AC-I/16/2015

Read: Application dated 28/1/2015 from M/s. Girija Estates Pvt. Ltd, r/o Anand Vihar,S-6,7 & 8, Peddem, Mapusa-Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder) **M/s. Girija Estates Pvt. Ltd,** being the occupant of the plot registered under **PTS No. 6 and Chalta No. 6-A** Situated at **Cunchelim Mapusa City in Bardez Taluka** (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **PTS No. 6 and Chalta No. 6-A admeasuring 914.00 Square Metres** be the same a little more or less for the purpose of **Commercial with 150 F.A.R.**

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Commercial** without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicant contravene any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

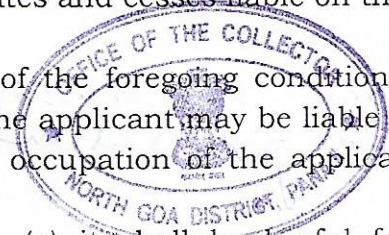
6.a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.



7. Code provisions applicable -Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
34.70 mts	29.20 mts	914 Sq. mts	P.T.S.No. 6 Chalta No. 6-A	ROAD	ROAD	ROAD	P.T.S. No. 6 Chalta No. 6	NIL


Village : Cunchelim
Taluka : Bardez


Remarks:-

1. The applicant has paid conversion fees of Rs. 5,48,400/- (Rupees Five Lakh Forty Eight Thousand Four Hundred Only) vide E-challan No.201500380430 dated 4/8/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2014-15/1082 dated 04/03/2015.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/1392/MAP/TCP-15/1000 dated 19/3/2015.
4. The development/construction in the plot shall be governed as per laws/rules in force.



In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant **M/s. Girija Estates Pvt. Ltd. represented by its Director Mr. Sudhir Revankar**, here also hereunto set his hand on this 20th day of August, 2015.


(Sudhir Revankar)
Director


(SWAPNIL M. NAIK)
Additional Collector - I





Signature and Designature of Witnesses

1. Sham. V. Pedronkar 
2. Surya Talwar 

Complete address of Witness

1. Canea Mapusa Goa
2. Bardez Bardez Goa

We declare **Mr. Sudhir Revankar**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

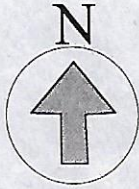
1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Mapusa
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa, Goa

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN



OF THE LAND BEARING CHALTA No. 6-A OF P.T.SHEET No. 6 SITUATED
AT CUNCHELM VILLAGE OF BARDEZ TALUKA
APPLIED BY M/S. GIRIJA ESTATES PVT. LTD.
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-I/16/2015 DATED 26-03-2015
FROM THE OFFICE OF THE COLLECTOR, NORTH GOA DISTRICT PANAJI - GOA.

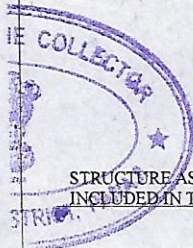
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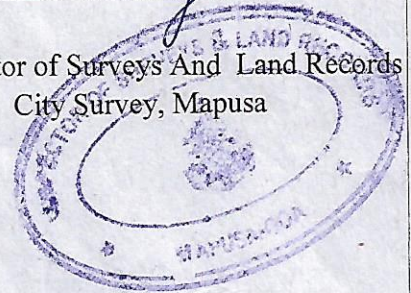
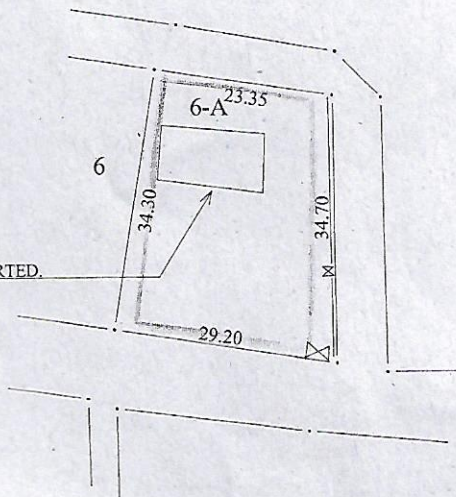
AREA APPLIED FOR CONVERSION. 914 Sq. Mts.

Payan

Inspector of Surveys And Land Records
City Survey, Mapusa



STRUCTURE AS PER SURVEY RECORDS
INCLUDED IN THE AREA TO BE CONVERTED.



PREPARED BY

Vivek Bude
02/04/15

VIVEK BUDE
Field Surveyor

VERIFIED BY:

Reshma Dhargalkar
8/4/15

RESHMA DHARGALKAR.
Head Surveyor

SURVEYED ON: 02/04/2015

FILE NO: 30/CNV/CITY/MAP/15